

These minutes are submitted by the Community Development Director and are not official until approved by the City of Evansville Economic Development Committee.

City of Evansville Economic Development Committee
Monday, April 20, 2017, 6:00 PM
City Hall, 31 S. Madison St. Evansville, WI

MINUTES

1. Call to Order – Chairperson called the meeting to order at 6:00pm

2. Roll Call:

Members	Present/Absent	Others Present
Gene Lewis (Chair)	P	Community Development Dir., Jason Sergeant
Erika Stuart	P	Rock County Economic Dev. Mgr., James Otterstein
Derek Allen	A	
Sarah Bauer	P	
Abbey Barnes	A	
Sue Berg	P	
Brandon Rutz	P	

3. Motion to Approve Agenda – *Stuart/Berg, passed unanimously.*

4. Motion to waive the reading of the minutes of the March 20, 2017 regular meeting and approve them as printed – *removed from agenda.*

5. Citizen Appearances, other than listed agenda items – Chairperson asked for any comments from the public, none were presented.

6. Monthly Report

a. City Report on Economic Development Activities – Sergeant presented his staff report, including:

- Additional meetings with Real Estate Developers to discuss new developments that include residential, high end apartments, multi-family and possible need for high quality apartment rentals and mixed use in three possible locations.
- DeLong Co and UB&T Expansions are continuing, expecting a late spring completion date. Businesses around UB&T have expressed concern with the occupation of parking spaces with construction equipment.
- Met with some residents interested in redeveloping property Evansville.
- Working with Municipal Services Superintendent to identify some standard lighting options for new residential and commercial developments.
- Staff is working with possible receiver of a C.D.I grant the city will apply for from the state for a downtown catalyst project that is instrumental to the downtown and incorporates multiple users.
- 19 E Main has preliminary submitted an application to construct a new building on site.
- Attended We3 meeting.
- Met with formecology about plans to expand their business.

- Met with Mobilite/WITN to discuss an upcoming application for a communications tower. CDD is working very closely to get the location in an industrial zone.
- Plan Commission and Common Council approved updates to B3 and B4 zoning districts, increasing density, reducing setbacks and mix of uses. Further updates will concentrate on reducing parking.
- Plan expects to look at these upcoming zoning revisions:
 - Exceptions to the municipal sewer requirement
 - Revisions to the amusement licensing fees
 - Revisions to the fence requirements for swimming pools
 - Addition of a lighting ordinance
- Staff awaits an updated submission for “Lot 3” on Brown School Road that would add townhouses, rental apartments and retail space all on the same site.
- Stonewood Grove Developers agreement will be finalized this month. Met with developers to finalized development intensity that can be expected on the lot.
- Continued discussions with regional and local realtors, a very tight market is a problem for home buyers. There is a market preference for homes under 220,000 and some realtors are seeing a trend for two stories and row houses/town houses with no exterior maintenance.
- USPS has purchased a lot on Water Street. Community Development Director is working on understanding challenges to this location and setting up a meeting to discuss with the USPS.
- Despite Wellhead Protection District challenges for industrial parcels along Water Street, a buyer was found for Lighthouse metals.
- Interviews for the building inspector will begin 4/19/2017.
- Followed up an inquiry for RLF information from an existing business.
- Met with Hughes Family to discuss possible development on property.
- Community Development Director and City Admin met with Paul Jaden, President of MadREP to discuss development in Evansville.
 - Gold shovel certification is a possibility for two sites in Evansville, Community Development Director has negotiated two properties getting certified for the price of one.
 - A specialized BRE form will be made for retail businesses
 - Indoor Ag has narrowed search to two locations, one in Rock County.
 - Workforce housing is a concern in Evansville if we want expansions to be successful at places like Stoughton Trailers
 - Possible grant money available for a labor-shed analysis
 - Transportation should be considered to effectively get needed workforce to companies in Evansville
- *14 W Main has additional space available*
- *Lighthouse metals is SOLD*
- **b. Chamber of Commerce Report** –Rutz relayed email update from Executive Director, including ongoing raffles, and \$2,000 for aware.
- **c. Tourism Commission Report** – Commission will meet May 2nd.

7. New Business

- a. **Discussion and possible action on underutilized commercial spaces** – Sergeant discussed the number of vacant commercial space in the city that is unused. Committee discussion directed staff to make contact with some property owners and report back.
- b. **Evansville 101: Community Profile** – Sergeant shared the high level data in the Smart Growth Plan and highlighted some trends in demographics and population. Otterstein recommended communicating information like this out to possible developers and businesses.

8. Old Business

- a. **Staff update regarding Building Inspector and code enforcement** – Sergeant shared a new inspector was hired.
- b. **Staff update regarding new city website development** – Website continues to get updates.
- c. **Staff update regarding economic development marketing video** – Sergeant got a preview of the video and will sit in on edits.

9. Education and News. None

10. Meeting Reminder: Next regular meeting May 15, 2017, 6:00 pm

11. Motion to Adjourn –Berg/Rutz, passed unanimously.